



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00051 – Morenci Pond Subdivision
Application Type: Resubdivision Combination
CPC Hearing Date: July 3, 2014
Staff Planner: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location: West of Copia and North of Pershing
Acreage: 2.429 acres
Rep District: 2
Existing Use: Vacant
Existing Zoning: R-5 (Residential)
Proposed Zoning: R-5 (Residential)
Nearest Park: Memorial Park (adjacent to the north)
Nearest School: Crockett Elementary School (0.26 mile)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: City of El Paso/ El Paso Water Utilities
Applicant: El Paso Water Utilites
Representative: Dorado Engineering

SURROUNDING ZONING AND LAND USE

North: R-3 / H/ Park
South: R-5 / Residential Development
East: R-5 / Residential Development
West: R-5 / Residential Development

PLAN EL PASO DESIGNATION: G2 Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

This is a city-initiated application to resubdivide 2.429 acres within the East El Paso Addition subdivision in order to construct a drainage pond. This application was reviewed under the current subdivision code.

CASE HISTORY

The City Plan Commission, at its regular meeting of October 18, 2012, voted to approve the Morenci Street Vacation to make way for this project. The abutting property to the north and south of Morenci Street had been previously acquired by the City of El Paso and will also serve as the project site.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property on June 17, 2014. The Planning Division received two phone inquiries from residents expressing neither support or opposition to this project.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Morenci Pond Subdivision on a Resubdivision Final basis, subject to the following comments.

Planning Division Recommendation:

Approval.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**; no objections.

Parks and Recreation Department

We have reviewed **Morenci Pond**, a resubdivision combination plat map and offer no objections to this plat application.

Please note that this Subdivision's proposed use is a "Ponding area" for the Public Service Board; under the Municipal Code definitions, this is considered a "Public facility" therefore, meeting the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below:

19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

El Paso Water Utilities

1. El Paso Water Utilities (EPWU) does not object to this request. Water/sewer facilities have been relocated as required by the storm water project.

Water:

2. There is an existing 6-inch diameter water main along the alley between Luna and Grama Streets. The water main is located approximately 4-ft south of the southern property line.

Sanitary Sewer:

3. There is an existing 8-inch diameter sanitary sewer main along the alley between Luna and Grama Streets. The sewer main is located approximately 10-ft south of the southern property line.

4. There is an existing 8-inch diameter sanitary sewer main along Grama Street that is available for service, the sewer main is located approximately 25.5-ft west from the center line of the right-of-way. The sewer line changes to an eastern direction approximately 30-ft north of Morenci Street.

Sun Metro

Sun Metro does not oppose to this request.

Additional Requirements and General Comments:

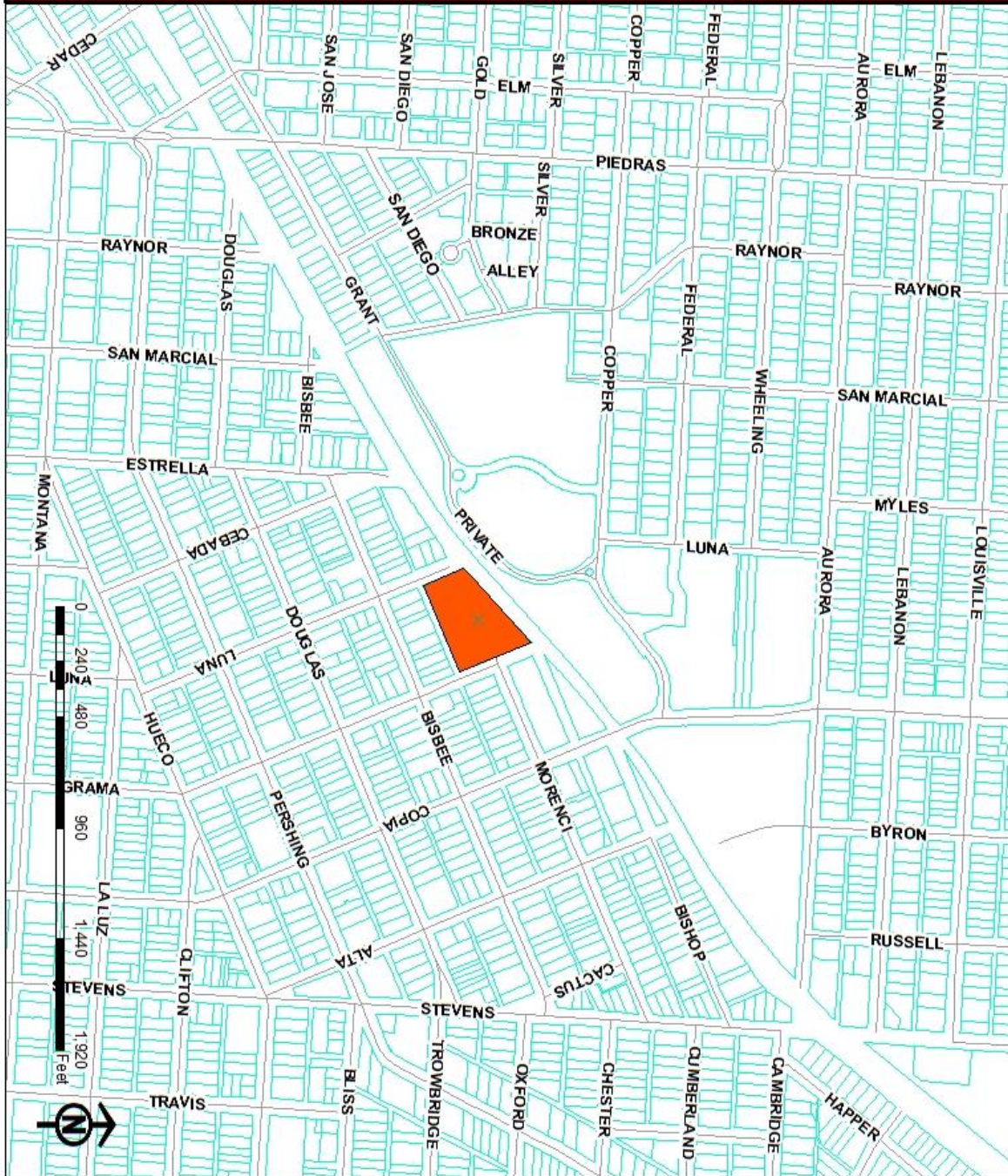
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Final plat
4. Preliminary Plat
5. Application

ATTACHMENT 1

MORENCI POND SUBDIVISION

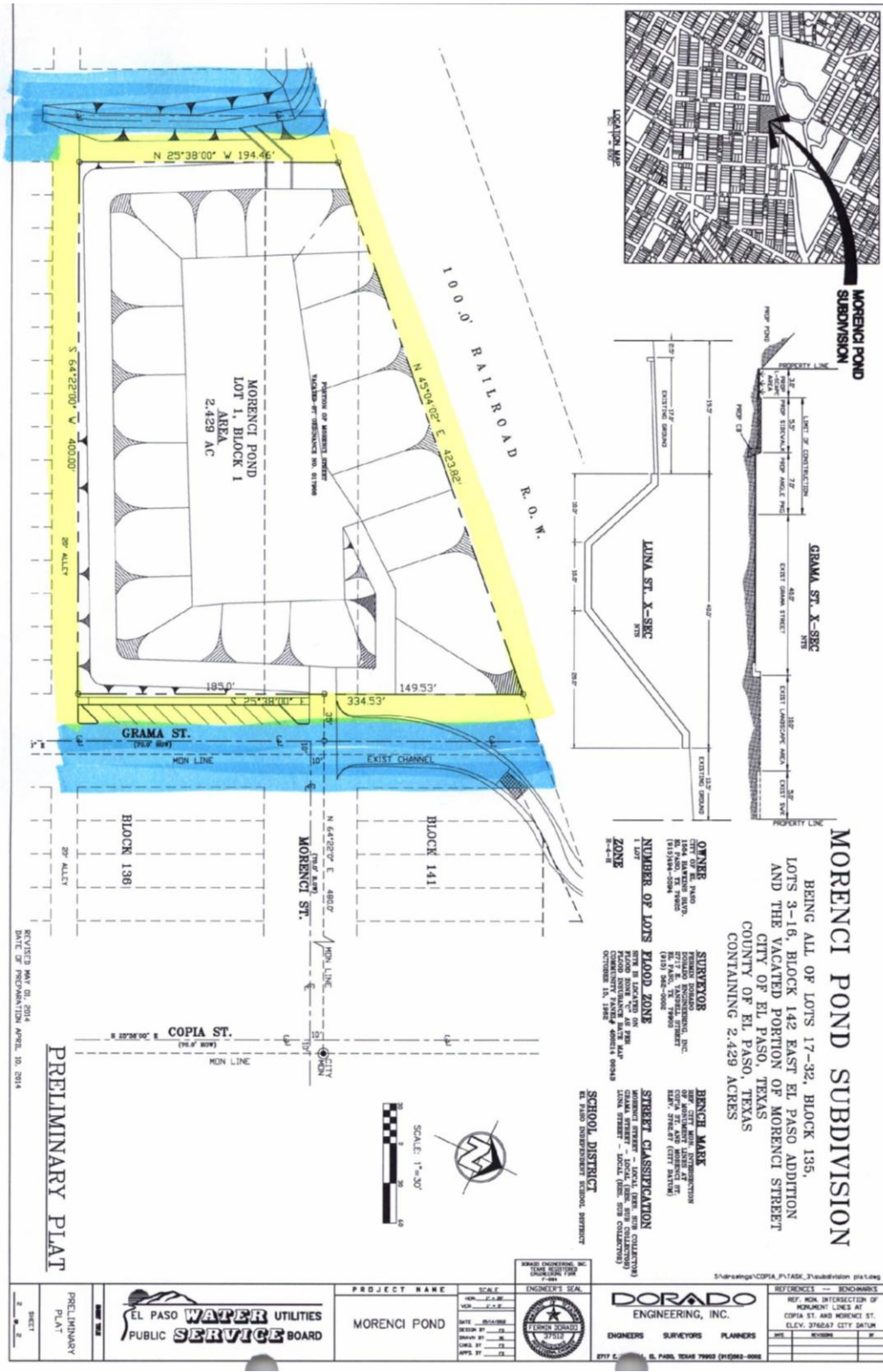


ATTACHMENT 2

MORENCI POND SUBDIVISION



ATTACHMENT 4



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: May, 2014 FILE NO. SUSU14-00051
SUBDIVISION NAME: Morenci Pond

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being all of Lots 17-32, Block 135, Lots 3-16, Block 142 East El Paso Addition
and the Vacated portion of Morenci Street, City of El Paso, Texas, County of
El Paso, Texas.

Property Land Use:	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	<u>2.429</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____	Total No. Sites	_____	_____
Commercial	_____	_____	Total (Gross) Acreage	_____	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? R-5 Proposed zoning? R-5

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No _____

5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both _____

6. What type of drainage is proposed? (If applicable, list more than one).
The proposed use is a drainage pond.

7. Are special public improvements proposed in connection with development? Yes X No _____

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances:
Portion of the property was acquired by way of a transfer of land between the City and the El Paso Water Utilities.

10. Improvement Plans submitted? Yes _____ No X

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

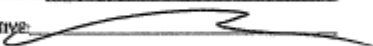
City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12. Owner of record The City of El Paso (C/O El Paso Water Utilities) 594-5590
(Name & Address) (Zip) (Phone)

13. Developer N/A
(Name & Address) (Zip) (Phone)

14. Engineer Dorado Engineering 562-0002
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee \$1,147.98

OWNER SIGNATURE: _____
REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.
